



CITY OF ESCONDIDO  
PLANNING DIVISION  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
760-839-4671

### Notice of Exemption

To: Assessor/Recorder/County Clerk  
Attn: Fish and Wildlife Notices  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101  
MS: A-33

From: City of Escondido  
Planning Division  
201 North Broadway  
Escondido, CA 92025

**Project Title/Case No:** Minor Conditional Use Permit / PL24-0283

**Project Location - Specific:** On the north side of E. Via Rancho Parkway, between Interstate 15 and Bear Valley Parkway, addressed as 272 E. Via Rancho Parkway (Westfield North County Mall; APN: 271-030-20-00).

**Project Location - City:** Escondido **Project Location - County:** San Diego

**Description of Project:** A request for a Minor Conditional Use Permit to allow Massage Services within the existing shopping center (North County Mall). The site is zoned Planned Development – Commercial (PD-C) and has a General Plan land use designation of Planned Commercial (PC).

**Name of Public Agency Approving Project:** City of Escondido

**Name of Person or Agency Carrying Out Project:**

Name: Cindy Fu, Soothing Relax

Address: 39556 Verbena Way, Temecula, CA 92591

Telephone: 626-589-5686

Private entity     School district     Local public Agency     State agency     Other special district

**Exempt Status:**

The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15301 (Existing Facilities).


**Reasons why project is exempt:**

- The project is consistent with the City of Escondido Zoning Code and General Plan, and no variances are required. The subject parcel is located in a developed area of the City, which has all services, public utilities, and access available on site.
- The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15301 (“Existing Facilities”), in that the proposed project consists of a request for a service use (massage) within an existing shopping center, with no exterior modification proposed.
- The request is to establish massage services inside the existing North County Mall, and does not propose an expansion to the existing building. Approval of the project would not result in any significant effects relating to traffic, air quality, or water quality.
- The site has been completely developed, and has no value as habitat for endangered, threatened, or rare species. The proposed development would not have the potential to cause an adverse impact on the environment and is not subject to further CEQA review.
- Furthermore, none of the exceptions listed under CEQA Guidelines section 15300.2, in that:
  - o Cumulative Impact. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the project is consistent with the General Plan policies which were addressed in the General Plan Final EIR. Furthermore, the project will remain within the developed site and not expand beyond the existing building footprint to create an impact.
  - o Significant Effect. There are no unusual circumstances surrounding the project that would result in a reasonable possibility of a significant effect on the environment, as the area of impact is already disturbed and improved with an existing commercial shopping center.
  - o Scenic Highways. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the areas of impact have already been disturbed.
  - o Hazardous Waste Sites. The project site is not located on a site as referenced in Section 65962.5 of the Government Code.

- Historical Resources. The project is not on a site which contains a significant historical resource, and would not cause a substantially adverse change to the significance of a historical resource.

**Lead Agency Contact Person:** Alex Rangel

Area Code/Telephone/Extension: 760-839-4542

Signature:   
\_\_\_\_\_  
Alex Rangel  
Assistant Planner II

  
\_\_\_\_\_  
Date

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: